

**Minutes of the Regular Planning Board Meeting  
Monday, September 26, 2005 – 7:00 p.m.**

1.     CONVENE:             7:05 p.m.
2.     FLAG SALUTE:     Mr. Lynch
3.     ROLL CALL:        President Cunningham, Kohlstrand, Lynch, Mariani, McNamara, and Piziali.

Vice President Cook was absent from roll call.

Also present were Supervising Planner Cynthia Eliason, Deputy City Attorney Julie Harryman, Planner III Douglas Garrison, Bruce Knopf, Development Services.

4.     MINUTES:
  - a.       Minutes for the meeting of August 8, 2005 **(continued from the meeting of September 12, 2005.)**.

M/S Mariani/McNamara to approve the minutes for the meeting of August 8, 2005, as presented.

AYES – 4 (Cook absent); NOES – 0; ABSTAIN – 2 (Kohlstrand, Lynch)

- b.       Minutes for the meeting of September 12, 2005.

Ms. Kohlstrand noted that page 9, paragraph 4 should be changed to read, “She believed that a smaller group would be more doable. *She believed it would be better without a Planning Board representative on the committee.*”

M/S Piziali/Kohlstrand to approve the minutes for the meeting of September 12, 2005, as corrected.

AYES – 5 (Mariani absent); NOES – 0; ABSTAIN – 1 (Mariani)

5.     AGENDA CHANGES AND DISCUSSION:

President Cunningham advised that a speaker slip had been received for Item 8-A.

M/S Kohlstrand/McNamara and unanimous to remove Item 8-A from the Consent Calendar and to place it on the Regular Agenda.

AYES – 6 (Cook absent); NOES – 0; ABSTAIN – 0

6.     ORAL COMMUNICATIONS:     None.

7. 2005-2006 ELECTION OF PLANNING BOARD OFFICERS  
**(Continued from the meeting of September 12, 2005.)**

President Cunningham advised that it was customary for a full Board to be seated for an election, and that it should be continued until then.

8. CONSENT CALENDAR:

8.A. **DR05-0030, UP05-0013; Italo Calpestri III for Anita Ng; 1305-1311 Park Street (AT).**

The applicants request approval of Major Design Review to allow construction of a two story 3,115 square-foot addition to replace existing additions of 1,300 square feet at the rear of a commercial building. The proposed project results in a net gain of 515 square feet of ground floor commercial space and 1,300 square-feet on the second floor. The second floor, ultimately comprising 1,500 square feet of floor area, will contain two (2) residential units each approximately 750 square feet in size. A Use Permit is required for the dwelling units pursuant to AMC Subsection 30-4.9A.C.1(s), because the units do not comply with off-street parking requirements. The site is located within the Park Street C-C T, Community Commercial Theatre Combining District.

Ms. Eliason presented the staff report, and staff recommended that of the six existing spaces on the site, two of the spaces be marked for the two new dwelling units. The other four spaces would be for the four existing commercial spaces on the ground floor.

The public hearing was opened.

Ms. Virginia Chabre, 2420 Marti Rae Court, noted that Ms. Eliason's clarification of the parking space configuration addressed her concerns. She suggested that parking stickers be used in this neighborhood, such as those used in San Francisco. She was very pleased that Park Street had become revitalized, but was very concerned about further competition for parking spaces during the weekends and evenings.

Mr. Bruce Knopf, Development Services Department, spoke in support of this project, and believed it implemented a policy in the 1990 City General Plan that supported the development of residential above retail in the downtown commercial districts. He believed it added to the mixed use character of the area, represented a substantial new investment in the district, and would add to the district's vitality.

Mr. Italo Calpestri, project architect, noted that he would be able to answer any questions from the Board.

The public hearing was closed for Board discussion.

Ms. McNamara inquired whether the one-story unreinforced masonry structure in the back would be demolished in preparation for this project. Ms. Eliason confirmed that was the case, and that the applicant had received approval from the Historical Advisory Board to remove the two structures in the back.

President Cunningham echoed Mr. Knopf's comments regarding this project, and supported the residential plan as a strategy. He agreed that parking was in demand in that business area, and did not believe all development on Park Street should be stopped because of parking. He added that was a problem for the City to wrestle with, and that a compromise should be reached.

Mr. Piziali suggested that a parking garage would help.

Ms. Kohlstrand inquired about the possibility of stacked parking. Ms. Eliason noted that because the Use Permit process allowed the amount of parking to be varied, that neither a Variance process or in-lieu fees were included with this application.

Ms. Kohlstrand supported this type of use on Park Street, and would like the City to benefit from the in-lieu fees when able.

Ms. McNamara inquired about the nature of the retail businesses, and whether those spaces could be used at a reasonable hour by the residents.

Mr. Calpestri noted that the present tenants operated during normal business hours (approximately 9:00 a.m. to 6:00 p.m.). They planned to change tenants, but expected that the parking would be available to the apartments in the back. He added that the bar on the corner did not use those spaces.

President Cunningham advised that another speaker slip had been received.

M/S Mariani/McNamara and unanimous to reopen the public hearing.

AYES – 6 (Cook absent); NOES – 0; ABSTAIN – 0

The public hearing was reopened.

Ms. Karen Backowski, 2421 Marti Rae Court, spoke in opposition to this item, and noted that she recently moved to Alameda. She believed that more apartments would worsen the parking situation, and was concerned that the employees of the businesses would park in the residents' parking spaces. She was also concerned that the property values would be negatively impacted. Her unit did not have off-street parking.

Mr. Knopf noted that he sat on the City's Transportation Technical Team, which is charged with examining parking issues. The difficulty of finding parking in residential areas has been a significant topic of discussion, and the Director of Public Works, Matt Neclario, has spoken about residential parking permits as being a long-term solution for this type of problem. Parking permits do not generally cover their costs, which would be a budget issue for the City. The Committee does see the permit plan as being a priority for residential neighborhoods. The planned parking structure for Central and Oak was intended to address parking shortfall for the existing businesses in the downtown area, in addition to the parking demand generated by a theater renovation project.

The public hearing was closed for Board discussion.

President Cunningham noted that parking permits would contribute to the quality of life for the neighborhood residents.

Ms. Kohlstrand had spoken with business representatives and downtown employees, who expressed concern that there was no long-term parking in downtown Alameda.

Mr. Lynch had experience with parking permits and would not support them. He believed that it pushed the issues further out, and noted that the primary issue was to balance the economic vitality of a particular area. He noted that people preferred the ability to walk and congregate in downtown. He strongly suggested that the City not pursue the parking permits, and believed that other solutions would work.

Ms. Mariani expressed concern about the possibility of receiving many more similar requests.

M/S Kohlstrand/McNamara and unanimous to adopt Planning Board Resolution No. PB-05-38 to approval of Major Design Review to allow construction of a two story 3,115 square-foot addition to replace existing additions of 1,300 square feet at the rear of a commercial building. The proposed project results in a net gain of 515 square feet of ground floor commercial space and 1,300 square-feet on the second floor. The second floor, ultimately comprising 1,500 square feet of floor area, will contain two (2) residential units each approximately 750 square feet in size. A Use Permit is required for the dwelling units pursuant to AMC Subsection 30-4.9A.C.1(s), because the units do not comply with off-street parking requirements.

AYES – 6 (Cook absent); NOES – 0; ABSTAIN – 0

9. REGULAR AGENDA ITEMS:

- 9-A. **PDA05-0003 Applicant: Joe Ernst/SRM Associates (DG).** The applicant proposes a Planned Development Amendment to amend the Harbor Bay Business Park landscaping and lot coverage provisions as established in Resolution 1203. This Amendment would affect Lots 1-6, 8 and 12 of Tentative Parcel Map 8574. These lots are fronting on or southerly of 1900 and 2000 North Loop Road. The proposed Planned Development Amendment would allow a five percent (5%) increase in building coverage for parcels larger than 5.5 acres. Currently, maximum allowed building coverage is thirty five percent (35%) for lots larger than 5.5 acres and forty percent (40%) on lots smaller than 5.5 acres. The maximum lot coverage allowed on lots smaller than 5.5 acres would not be affected. The proposed Planned Development Amendment would also decrease the minimum landscape coverage by five to ten percent (5 to 10%), depending on lot size. Currently, 30% landscaping coverage is required on lots smaller than 5.5 acres and 25% landscaping coverage is required for parcels larger than 5.5 acres. The proposed Planned Development Amendment would decrease the landscaping requirement to twenty percent (20%) for these lots regardless of size. The property is zoned C-M – PD (Commercial-Manufacturing – Planned Development.) **(Continued from the meeting of August 22, 2005.)**

Mr. Garrison summarized the staff report for Items 9-A and 9-B. Staff noted that approval of 9-B was contingent upon approval of 9-A. Staff recommended approved of this item.

The public hearing was opened.

There were no speaker slips.

The public hearing was closed for Board discussion.

In response to an inquiry by President Cunningham regarding overlandscaped parcels, Mr. Garrison confirmed that one parcel fronting on North Loop Road was proposed to have 38% landscaping where a 30% minimum landscaping was required.

Ms. Kohlstrand noted that a Parking Management Plan was required, and that there were presumably TSM requirements they must comply with. Mr. Garrison believed that was a standard condition by Public Works.

M/S Lynch/Piziali and unanimous to adopt Planning Board Resolution No. PB-05-39 to amend the Harbor Bay Business Park landscaping and lot coverage provisions as established in Resolution 1203. This Amendment would affect Lots 1-6, 8 and 12 of Tentative Parcel Map 8574. These lots are fronting on or southerly of 1900 and 2000 North Loop Road. The proposed Planned Development Amendment would allow a five percent (5%) increase in building coverage for parcels larger than 5.5 acres. Currently, maximum allowed building coverage is thirty five percent (35%) for lots larger than 5.5 acres and forty percent (40%) on lots smaller than 5.5 acres. The maximum lot coverage allowed on lots smaller than 5.5 acres would not be affected. The proposed Planned Development Amendment would also decrease the minimum landscape coverage by five to ten percent (5 to 10%), depending on lot size. Currently, 30% landscaping coverage is required on lots

smaller than 5.5 acres and 25% landscaping coverage is required for parcels larger than 5.5 acres. The proposed Planned Development Amendment would decrease the landscaping requirement to twenty percent (20%) for these lots regardless of size.

AYES – 6 (Cook absent); NOES – 0; ABSTAIN – 0

- 9-B. **FDP05-0002/DR05-0057 Applicant: Joe Ernst/SRM Associates (DG).** The applicant requests a Final Development Plan and Design Review for four (4) new flex warehouse, office and light manufacturing facilities ranging in size from 13,900 to 33,272 square feet on 6.41 acres adjacent to and southerly of 2000 North Loop Road (Parcels 8-12 on Tentative Parcel Map No. 8574). These facilities will be on one lot of approximately 11.53 acres until the final map is approved. The property is zoned C-M – PD (Commercial-Manufacturing – Planned Development.) **(Continued from the meeting of August 22, 2005.)**

Mr. Garrison presented this staff report with the report for Item 9-A.

M/S Lynch/Piziali and unanimous to adopt Planning Board Resolution No. PB-05-40 to approve a Final Development Plan and Design Review for four (4) new flex warehouse, office and light manufacturing facilities ranging in size from 13,900 to 33,272 square feet on 6.41 acres adjacent to and southerly of 2000 North Loop Road (Parcels 8-12 on Tentative Parcel Map No. 8574). These facilities will be on one lot of approximately 11.53 acres until the final map is approved.

AYES – 6 (Cook absent); NOES – 0; ABSTAIN – 0

10. WRITTEN COMMUNICATIONS: None.

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Northern Waterfront Plan (Vice-President Cook).

Vice President Cook was not in attendance to present this report.

- b. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).

Mr. Piziali advised there was nothing new to report.

- c. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board member Mariani).

Ms. Mariani advised that the next meeting would be held Thursday, September 29, 2005.

- d. Oral Status Report regarding the Transportation subcommittee (Board member Kohlstrand).

Ms. Kohlstrand advised that there had been no meetings since her last report.

12. STAFF COMMUNICATION:

Ms. Eliason advised that the packets for the Special Meeting on Thursday, September 29, 2005, were placed at the Board members' chairs.

13. ADJOURNMENT: 7:41 p.m.

Respectfully submitted,

Paul Benoit, Interim Secretary  
Planning & Building Department

These minutes were approved at the October 10, 2005, Planning Board meeting. This meeting was audio and video taped.